



**South
Cambridgeshire**
District Council

Report to: South Cambridgeshire District Council Planning Committee 08 December 2021

Lead Officer: Joint Director of Planning and Economic Development

21/03607/FUL – Land At Babraham Research Campus, High Street, Babraham, Cambridge

Proposal: Erection of new building for Office/Research and Development use and associated infrastructure and works

Applicant: Babraham Research Campus Ltd

Key material considerations:

- Principle of Development
- Countryside Impact
- Green Belt Openness and Purposes
- Character and Appearance of the Area
- Landscape
- Biodiversity
- Trees
- Highway Safety, Parking and Transport Network
- Flood Risk and Drainage
- Heritage Impact
- Residential Amenity & Noise
- Renewables / Climate Change
- Contaminated Land
- Other Matters
- Very Special Circumstances

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 11 August 2021)

Decision due by: 15 December 2021 (extension of time agreed)

Application brought to Committee because: If approved, the application would represent a significant departure from the approved policies of the Council being a major development in the Green Belt

Officer Recommendation: Approval, subject to conditions

Presenting Officer: Michael Sexton, Principal Planner

Update Report

1. An updated reason for the archaeological Written Scheme of Investigation condition is necessary as the original reason refers to ensuring that the listed building is properly recorded where reference should be made to safeguarding archaeological interests.

2. The following reason is recommended for condition f):

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

3. An additional informative is recommended as part of the consent to provide clarity in the decision and to the applicant in respect of the triggers to discharge the archaeological condition that secures a Written Scheme of Investigation.

4. Parts a) to c) (inclusive) of the condition are pre-commencement requirements and therefore need to be discharged before works commence on site, whereas parts d) to f) (inclusive) secure works/reports after the completion of fieldwork and should not prevent development from proceeding on site.

5. To provide clarity the following additional informative is recommended:

Partial discharge of the archaeological condition securing a Written Scheme of Investigation (WSI) can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development and the continuation of the post fieldwork components of the WSI. Part f) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI. Archaeological programmes of work are led by archaeological briefs issued by Cambridgeshire County Council's Historic Environment Team.

Report Author:

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